

# COUNTY OF SUFFOLK



**Steve Bellone**

SUFFOLK COUNTY EXECUTIVE

Natalie Wright  
Acting Commissioner

Department of Economic Development and Planning  
Division of Planning and Environment

## STAFF REPORT

### SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

**Applicant:** Oregon Warehouse Storage  
**Municipality:** Town of Southold  
**Location:** s/s/o Oregon Road approx. 934 feet w/o Cox Lane

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**Received:** 11/25/2019  
**File Number:** SD-19-03  
**T.P.I.N.:** 1000 08300 0300 005003  
**Jurisdiction:** within 500 feet of Agricultural District

#### ZOING DATA

- Zoning Classification: LI - Light Industrial District
- Minimum Lot Area (Sq Ft): 40,000
- Section 278: NA
- Obtained Variance: NA

#### SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: NA
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: NA
- Property Previously Reviewed by Planning Commission: NA
- SEQRA Information: Yes
- SEQRA Type: Type II
- Minority or Economic Distressed: No

#### SITE DESCRIPTION

- Present Land Use: Residential
- Existing Structures: single family dwelling and garage
- General Character of Site: gently sloping northwest to southeast
- Range of Elevation within Site: 55' - 65' amsl
- Cover: lawn, first growth fields, some trees
- Soil Types: Riverhead and Plymouth series/ some Haven in n/e corner
- Range of Slopes (Soils Map): 0-15%
- Waterbodies of Wetlands: None

## **NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST**

- Type: site plan
- Layout: building grid
- Area of Tract (Acres): 5.65
- Yield Map: NA
  - No. of Lots: 1
  - Lot Area Range (Sq. Ft.): 1 lot = 5.65 ac
- Open Space: 0

## **ACCESS**

- Roads: Public
- Driveways: private

## **ENVIRONMENTAL INFORMATION**

- Stormwater Drainage
  - Design System: catch basins - leaching pools
  - Recharge Basins: no
- Groundwater Management Zone: IV
- Water Supply: public
- Sanitary Sewers: septic tank and leaching pools

## **PROPOSAL DETAILS**

### **OVERVIEW**

Applicants seek Town of Southold Planning Board Site Plan approval for the construction of a proposed 72,293 SF public storage complex. The self-storage development is to include the construction of six (6) storage buildings; three 12,000 SF 1-story buildings, two 11,880 SF 1-story buildings, and one 9,600 SF 1-story building. Also included is the conversion of an existing 797 SF garage to an office, and an existing dwelling to remain.

Referral material indicates a three-phased project whereby Phase 1 will include 2 storage buildings and the conversion of the garage to office space, the removal of an in-ground pool and deck and providing water service to the 1 story frame dwelling and the converted garage to office. Phase 2 and 3 would construct the four remaining mini storage buildings; two mini storage buildings each phase.

There is proposed a 6' chain link fence to surround the area as well as a 6' stockade fence for enclosing the mini storage buildings. A post and rail fence, decorative wall and fence, and screen plantings/landscaping are proposed for the northern property boundary along Oregon Road. The subject property is 5.65 acres.

Associated parking is shown on an "Alignment Plan" prepared by Kenneth H. Beckman L.S. dated October 2019 and referred from the Southold Town planning Board to the Suffolk County Planning Commission. Twenty (20) proposed off street parking stalls are proposed to be provided where 80 are required by Town of Southold Zoning Law (75% variance). Sixty-one (61) spaces are shown on the plan to be land-banked.

The total gross floor area for the storage facility buildings is to be approximately 72,293 SF. The total area of landscaping and the area of paving, walks and other improvements encompass the remainder of the site area. No part of the subject parcel is to remain undisturbed.

Referral materials to the Suffolk County Planning Commission from the Town of Southold Planning Board indicate that storm water runoff and drainage is to be directed to "on-site structures" but the Alignment Plan provided indicates no specific facilities on the Plan.

The proposed development intends to connect to the Suffolk County Water Authority public water supply system.

An “on-site individual septic system” is proposed to capture liquid sanitary waste...to be treated by the system and “discharged to ground water” according to the Short Environmental Assessment Form in the referred materials to the Planning Commission from the Southold Town Planning Board.

The subject property is located on the south side of Oregon Road approx. 934 feet west of Cox Lane in the hamlet of Cutchogue.

A single point of gated ingress/egress is proposed to/from Oregon Road. No alternate or emergency form of access is proposed.

The subject property is zoned light Industrial (LI) which allows public storage on minimum 40,000 SF lots. The property is located at the northern end of a node of LI zoning. The subject Oregon Storage Warehouses Self Storage development site is bound by Oregon Road to the north. Adjacent and to the west is vacant LIO (Light industrial park/Planned Office Park) land. To the south are LI zoned lands attributed to municipal waste handling and management. Adjacent and to the east is an industrial use as well as beyond along Cox Lane are additional commercial and industrial uses. The predominant land use types in the area are Agriculture, open space and vacant land. Low to medium density residential is well represented in the area. Commercial and industrial uses are located in the LI node and are sprinkled throughout the area.

The site is mostly cleared overgrown field with a 1 story frame dwelling, garage and pool situated in the north-east corner of the property along Oregon Road.

The proposed project site is situated over Hydro-geologic Management Zone IV. The subject parcel is located in the Southold Special Groundwater Protection Area (SGPA). The site is not located in a Suffolk County Pine Barrens Zone. The development site is not located in a State designated Critical Environmental Area. The site has no fresh or tidal wetlands on site and is not located in proximity to any federal, state or local regulated wetlands. The subject property is characterized as containing a small amount of Prime Agricultural soils (Haven soil series; HaA & HaB) in the area of the dwelling.

## **STAFF ANALYSIS**

**GENERAL MUNICIPAL LAW CONSIDERATIONS:** New York State General Municipal Law, Section 239-I provides for the Suffolk County Planning Commission to consider inter-community issues. Included are such issues as compatibility of land uses, community character, public convenience and maintaining a satisfactory community environment.

The proposed one story self-storage facility is to be located in an area of commercial and industrial uses. It is intended to be buffered from the adjacent roadways and does not appear to present issues related to compatibility of land use or community character.

**LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:** In the 1967 Master Plan for the Town of Southold the subject property was designated as Industrial. The Town of Southold 1985 Master Plan update recommended Hamlet Business for the subject site. More recently the 2014 Local Waterfront Revitalization Plan (LWRP) recommends industrial use for the project site. The 2019-2020 Southold Comprehensive Plan designates the subject property for industrial use.

It is the belief of the staff that the application is consistent with local plan recommendations.

**SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:**

The Suffolk County Planning Commission has identified six general Critical County Wide Priorities that include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted July 11, 2012). Below are items for consideration regarding the above policies:

As indicated previously, sanitary waste from the proposed project is intended to be directed to an “on-site individual septic system”. It is noted that the subject property is situated above the Southold SGPA and would be suitable for an Individual Alternative Onsite Wastewater Treatment System (IA/OWTS) as a best management practice.

Referral materials to the Suffolk County Planning Commission from the Town of Southold Planning Board indicate that the storm water runoff and drainage is to be directed to “on-site structures” but, as noted above, the Alignment Plan provided indicates no facilities on the Plan. The 61 proposed land banked off street parking stalls is indicative of the opportunity for green methods for storm water treatment. The proposed the 16 land banked spaces along the west property line and the 36 land banked parking spaces along the south property line presents opportunity area for best management practices related to storm water runoff treatment. Along the west property line the nine foot wide space lane and part of the 24 foot two-way aisle (converting it to one-way) could be grassed and repurposed as bio-swale or rain garden area. Similarly, the twenty foot deep parking space lane and part of the 24 foot aisle could be used to treat storm water runoff with natural methodologies.

“Dark Sky” lighting techniques should be utilized on site. This is an important mitigation to lessen lighting impacts to the roadway right-of-way of Oregon Road and single family housing to north of the proposed self-storage development.

Application materials referred to the Suffolk County Planning Commission from the Town of Southold regarding the consideration of energy efficiency indicate that Phase 3 of the project is to include the consideration of the installation of solar panels. In addition, the applicants should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical elements contained therein.

No trip generation or traffic study information was provided in referral materials to the Suffolk County Planning Commission. The applicant should be encouraged to begin/continue dialogue with the Suffolk County Department of Public Works regarding impacts to the right of way of County Road 48 (Middle Road) particularly at the intersections of Depot and Coxs Lanes.

There is no Suffolk County Transit bus route along Oregon Road. The Long Island Rail Road Right of Way and Cutchogue Station is located south of Middle Road along Depot Lane approximately one half mile away.

Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design.

## **STAFF RECOMMENDATION**

Approval of the Site Plan referral for the “Oregon Warehouse Storage” development project, to construct a proposed one story public storage building complex with the following comments:

1. Review by the Suffolk County Department of Health Services is warranted for the proposed treatment of project wastewater and the applicant should be directed to begin/continue dialogue with the Suffolk County Department of Health Services. It is noted that the subject property is situated above the Southold Special Groundwater Protection Area (SGPA) and would be suitable for an Individual Alternative Onsite Wastewater Treatment System (IA/OWTS) as a best management practice.
2. The applicant should be encouraged to review the Suffolk County Planning Commission publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein. The 61 proposed land banked off street parking stalls is indicative of the opportunity for green methods for storm water treatment. The proposed the 16 land banked spaces along the west property line and the 36 land banked parking spaces along the south property line presents opportunity area for best management practices related to storm water runoff treatment. Along the west property line the nine foot wide space lane and part of the 24 foot two-way aisle (converting it to one-way) could be grassed and repurposed as bio-swale or rain garden area. Similarly, the twenty foot deep space lane and part of the 24 foot aisle could be used to treat storm water runoff with natural methodologies\
3. Dark Sky” lighting techniques should be utilized on site. This is an important mitigation to lessen lighting impacts to the roadway right-of-way of Oregon Road and single family housing to the north of the proposed self-storage development.
4. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, any elements contained therein. It is noted that application materials referred to the Suffolk County Planning Commission from the Town of Southold regarding the consideration of energy efficiency indicate that Phase 3 of the project is to include the consideration of the installation of solar panels.
5. No trip generation or traffic study information was provided in referral materials to the Suffolk County Planning Commission. The applicant should be encouraged to begin/continue dialogue with the Suffolk County Department of Public Works regarding impacts to the right of way of County Road 48 (Middle Road) particularly at the intersections of Depot and Coxs Lanes.
6. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
7. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.



